

Addison Road

£598,000

**HASLAMS**  
Sales

Reading, RG1 8GA



4



2



1



B

A recently built 4 bedroom semi-detached home situated only half a mile away from Reading Train Station. The property benefits from a sleek designed, separate lounge & open plan kitchen/ dining room that has double door access to the garden. Bedroom 1 has an en-suite and there are 3 further well sized bedrooms. The property is stylish and contemporary, energy-efficient and low maintenance with garage and off-road parking.

Based in the hugely popular modern development recently built by Bellway Homes, perfectly located close to the River Thames, Caversham and Reading's vibrant town centre, where you will find an array of amenities, including gyms, shops, bars, restaurants and cinemas. With transport links to Slough, London and Heathrow, this property is perfect for commuters, young professionals and families alike.

Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- 4 bedroom semi detached home
- Ideally located close to town and Reading mainline station
- Garage & off street parking
- Excellent presentation
- Downstairs WC & en-suite shower room
- No onward chain





Council tax band F

Council- Reading

Additional information:

Parking

The property has a garage and a private drive to the rear of the property..

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity – mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Residents pay an annual service charge of £309 a year towards the maintenance of the communal grounds and landscaping of the development.

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

## Floorplan

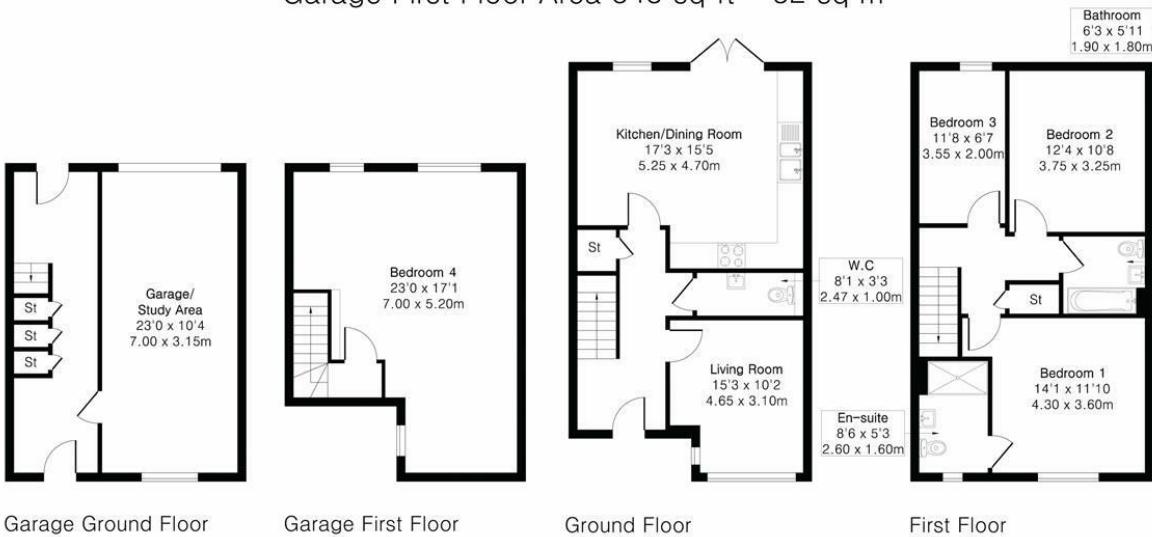
### Approximate Gross Internal Area 1026 sq ft - 95 sq m (Excluding Garage)

Ground Floor Area 498 sq ft - 46 sq m

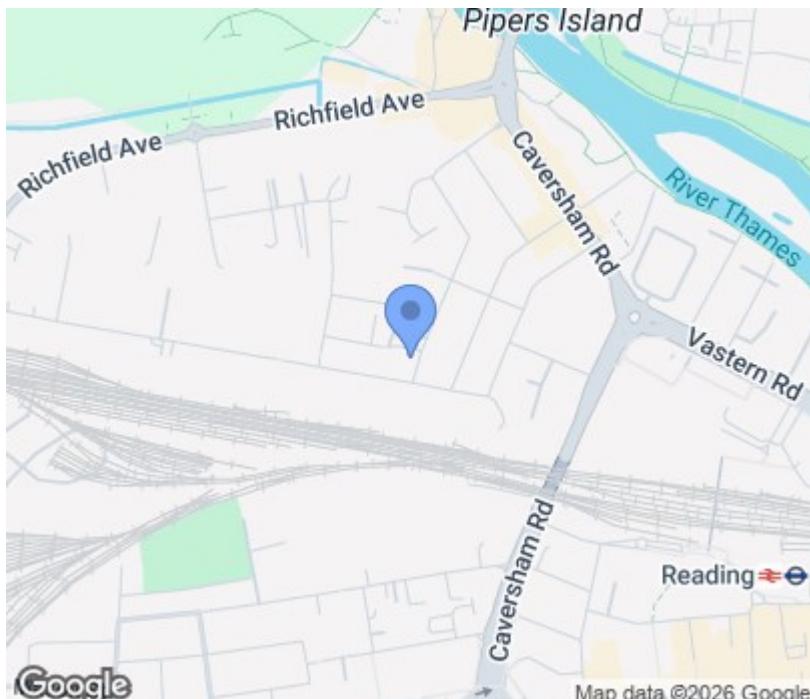
First Floor Area 528 sq ft - 49 sq m

Garage Ground Floor Area 392 sq ft - 36 sq m

Garage First Floor Area 343 sq ft - 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		95
(69-80) C	85	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.